



## **Minimum Construction Requirements**

Revised 12/15/09

### **GENERAL**

- The Contractor shall be responsible for locating underground utilities, coordinating with utility companies for the timely connection of utilities and any cost associated with locating or connecting all utilities to the house.
- In the case of a discrepancy between the drawings, specifications or code, the more stringent shall apply.
- The Contractor shall warrant the materials and workmanship on the project for one year from the date of closing on said property. The exception to this is manufacturer's warranties which have longer warranty periods.
- All warranties and related documents are to be delivered over to the Community Development Inspector before final payment.

### **SITE**

#### **CONTRACTOR SHALL:**

- A. Final grade and level the entire lot; Pick up and dispose of all trash, rocks, bricks, bottles, and glass, metal and tree limbs. Lot shall be graded so that all water runs away from the house and water does not puddle on adjoining property or in the yard, including drain from HVAC unit.
- B. Hand rake the entire lot to a level condition.
- C. Seed and straw per the following:
  - 1. Seed entire lot with turf type tall fescue grass at the rate of 50 pounds per 5000 square feet.
  - 2. Straw shall be applied at a min. rate of one bale per 200 sq. ft. or to the Community Development Inspector's satisfaction.
  - 3. If seeding is applied May through September, lawn shall be completely watered on a daily basis for the first three weeks, on a weekly basis there after.
- D. Furnish and install a mail box similar to the ones in the neighborhood. Any wood in contact with the ground shall be pressure treated.

### **DRIVEWAYS**

#### **CONTRACTOR SHALL:**

- A. Pour all drives in "right of ways" to DOT spec. (6" thick)
- B. Backfill edges of concrete slabs, walks and drives with top soil.

### **FOUNDATION**

#### **CONTRACTOR SHALL:**

- A. Take whatever action is necessary to ensure water does not penetrate into the crawl space. The following procedure shall be followed:
  - 1. Waterproof the foundation & brick curtain wall below the final grade level, before any backfill is started, with two coats of Thoraseal or approved equal, plus one coat of suitable, pliable bituminous or similar substance. Any proposed material shall be approved by Community Development Staff.
  - 2. Install 6 mil poly vapor barrier in crawl space, with 6" edge overlap.
  - 3. Back fill crawl space level, two inches above exterior grade.
  - 4. Provide a hasp for a padlock on the crawl space door.
  - 5. Match steps and porch/stoop walls to house brick.
  - 6. Thoroughly clean to remove all mortar on face of brick on all exterior brick.
  - 7. Any brick turned on side, shall be solid brick.
  - 9. Use 3000 psi concrete on all slabs and footings.
- B. Termite prevention and control:
  - 1. Treat soil and foundation for termites in accordance with the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act.
  - 2. Insure the house remains pest free for the warranty period.

## **STRUCTURE**

### **CONTRACTOR SHALL:**

- A. Install 3/4" T & G OSB or plywood sub-floor, glued and screwed to floor joists.
- B. Pour all slabs, as shown on plans, to a minimum of four inches thick.
- C. Support any concrete front porch with a metal deck.
- D. Use 7/16" (15/32") plywood or OSB will be used on walls and roof sheathing, following appropriate nailing schedules.
- E. Vinyl siding:
  - 1. Install shutters on all windows. (Front only).
  - 2. Use a water resistant material to flash all corners, windows and door openings.
  - 3. Install vinyl and flashing as per recommendations in Vinyl Siding Institute.
  - 4. Insure all penetrations through vinyl be with a vinyl mounting block.(cable and telephone, Not required)
  - 5. Leave a minimum of one piece of matching vinyl siding 12 feet long in crawl space for owner's use.
  - 6. Install wood fascia and rakes with pre finished aluminum.
  - 7. 5" seamless aluminum gutters, 3" x 4" down spouts, and concrete splash blocks. Gutters shall be secured to building at 48" intervals. Install plastic or aluminum leaf screens in gutters.
- F. Paint any untreated exterior wood with one coat of primer and two coats of 15 year semi-gloss paint.
- G. Paint any exterior metal (except gas line) with one coat of primer and two coats of 15 year enamel or ext. latex.

- H. Furnish and install five inch high metal house numbers on the house that can be read from the street. Finish to be stated on plans or C.D. inspectors choice.

## **ROOF**

CONTRACTOR SHALL:

- A. Install Min. 20 year, 3-tab roof shingles. Leave a minimum of one bundle of matching shingles in crawl space, stacked on bricks for owner's use. Shingles to be selected by C.D. inspector.
- B. In Rehab homes only, install roof drip edge, white aluminum rib edge, 4" x 10' with ½" over hang. (Home Depot EDPWA41R or approved equal).
- C. Install continuous ridge vent with vented soffit.

## **DOORS & WINDOWS**

CONTRACTOR SHALL:

- A. Install 6 panel insulated exterior metal doors. Doors to have a minimum 10 year warranty.
  - 1. Install entrance lock and single cylinder deadbolt (1" throw) with bright brass finish hardware. Front door to have a viewer.
  - 2. Storage room door to be same, except no door viewer required. All out swing storage room door hinges to be security type with lock tab feature.
- B. Double hung thermal pane, white vinyl or aluminum windows with colonial grills and screens. Windows are to have a minimum of 20 year warranty on construction and glass seal.

## **INSULATION**

CONTRACTOR SHALL:

- A. Insulate as follows:
  - 1. Fiberglass R-19 floors & R-13 walls,
  - 2. Blown R-38 ceiling, install ventilation baffles in attic.
  - 3. Install a water heater blanket designed for model installed.

## **INTERIOR**

CONTRACTOR SHALL:

- A. Install 6 panel molded hardboard interior door units.
- B. Install 3 ½" molded base board in all rooms.
- C. Vinyl floor covering:
  - 1. Install 1/4" AC plywood over sub-floor in kitchen, dining, bath and washer/dryer areas where vinyl is installed.
  - 2. Vinyl to be medium grade sheet flooring with 10 year warranty or approved equal. Color to be selected by C.D. Inspector.
  - 3. Contractor to ensure underlayment adheres to vinyl per manufacturers requirements.
  - 4. Shoe molding in all rooms with vinyl or tile.
- D. Carpet to have face weight of a minimum of 40.5 oz., wear warranty of 10 years and stain warranty of 10 years and be 100% polyester, with ½" pad.

- E. Leave pieces of scrap vinyl (each color) and carpet in storage room for owners.
- F. Paint walls and ceiling 1 coat primer and 2 coats finish in satin or eggshell on walls.  
Walls in bath and kitchen shall be semi-gloss as will all trim. Colors to be selected by the owner or C.D. Inspector.
- G. Install Door stops on all doors. Door stops to be spring type screwed into base.
- H. Install all walls and ceiling ½" sheet rock. Bathroom walls and ceilings will be ½" green board.
- I. Install disappearing stairs cover with insulated cover and have a sealing gasket around the perimeter. Install light and switch in attic that can be reached from stairs.
- J. Install in all bathrooms a medicine cabinet with mirror, toilet paper holder, towel racks (one 18", one 24" and one towel ring at lavatory). All Accessories shall be of the same color or complimentary style.
- K. Install blocking in walls to hold bathroom accessories in place.
- L. Install laminated countertops in kitchen and bathrooms. Colors to be chosen by home owner or C.D. Inspector from in stock samples.
- M. Install kitchen and bath vanity tops with back splashes and side splash to match top.

## **MECHANICAL, ELECTRICAL & PLUMBING**

### **CONTRACTOR SHALL:**

- A. Install single handle faucets, polished chrome finish, washerless with lifetime warranty.
- B. Install telephone and cable television jacks in kitchen, living room and bedrooms with all home runs to a common spot on the outside of the house near the power meter.
- C. Install recessed water valve for refrigerator ice maker.
- D. Install 220 volt stove and dryer receptacle to be flush wall mounted.
- E. Install a hard wired, low voltage door bell with lighted buttons at front entrance door.
- F. Install frost proof exterior hose bibs and be equipped with a vacuum breaker.
- G. Seal all penetrations in the exterior envelope, such as; HVAC boots, tub drains, other plumbing lines, electrical conduit and wire penetrations, shower/tub drains, cracks or openings between any wood members or sheathing, etc.
- H. Provide a 200 amp electrical service panel, located on the plans or location approved by Community Development Inspectors.
- I. Install a 50 gallon water heater to be gas fired or electric.
- J. Insulate all water piping in storage shed with black foam insulation. Water heater shall be placed on a pan with stand at least twelve inches high. Pan drain and water heater PRV shall be piped according to code.
- K. Install a garbage disposal and dishwasher.
- L. Install non-vented range hood with light.
- M. HVAC:
  - 1. Central gas and air conditioning or heat pump as selected by Community Development, with ducting to all rooms.
  - 2. Any equipment installed outside will be located on a concrete pad.
  - 3. HVAC Contractor to size unit. The unit shall be a minimum of 12 SEER.
- N. Dryer exhaust duct connection to be flush mounted in the wall using a wall box manufactured for this purpose.

These minimum standards may be updated from time to time as Community Development sees fit. Changes will take affect at the revised date.